ATTACHMENT J3

DFSP San Pedro Petroleum Terminal - Wastewater Collection System

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J3 DFSP San Pedro Petroleum Terminal - Wastewater Collection System

J3.1 DFSP San Pedro Petroleum Terminal - Overview

The DPSF San Pedro Petroleum Terminal is located on North Gaffey Street near the Phillips Refinery near the Port of Los Angeles in the city of San Pedro California. The Terminal occupies 350 acres, contains 8 industrial facilities totaling 25,485 square feet, and has 60 full-time personnel. The mission of the San Pedro Petroleum Terminal is to receive, store, and issue bulk petroleum products.

J3.2 Wastewater Collection System Description

J3.2.1 Wastewater Collection System Fixed Equipment Inventory

The DFSP San Pedro Petroleum Terminal wastewater collection system consists of all appurtenances physically connected to the collection system from the point in which the collection system enters the Terminal and Government ownership currently starts to the point of demarcation, defined in part J3.13 of this Section. The system may include, but is not limited to, collection pipes, manholes, lift stations, and lift station pumps. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the Collection system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the successful Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of this wastewater collection system.

Specifically excluded from the wastewater collection system privatization are:

- Oil Water Separators
- Slop Tanks
- Pre-Treatment Systems
- Septic Tanks and Leach Fields

J3.2.1.1 Description

The wastewater collection system services buildings 106, 108, and 113 and consists of Government-owned 725 linear feet of 6-inch and 1275 linear feet of 8-inch clay pipes. There are two Government-owned lift stations, both with two pumps. At the lift station at Building 290, sewage passes through an electric meter owned by the current-provider and is discharged to a publicly owned treatment

works. Average depth of buried pipes is 4 feet. Installation personnel indicate the capacity of both wastewater systems is adequate for present and future needs.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the DFSP San Pedro Petroleum Terminal wastewater collection system. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Item	Size	Quantity	Unit	Approximate Year of Construction
Clay Pipe Force Main (w/o tracer wire)	6-inch	725	LF	1985
Clay Pipe (w/o tracer wire)	8-inch	1275	LF	1940
Brick Manholes	6 ft deep	8	EA	1940
Brick Manholes	8 ft deep	1	EA	1940
Lift Station		1	EA	1985
Lift Station		1	EA	1940
Centrifugal Grinder Pump	15 hp	2	EA	2002
Submersible Grinder Pump	5 hp	2	EA	1993

Notes:
Ft = feet
Hp = horsepower
EA = each
LF = linear feet

J3.2.2 Wastewater Collection System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other specialized equipment, **Table 3** lists specialized vehicles, and **Table 4** lists the specialized tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
Specialized Equipment
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Description	Quantity	Location	Maker
None			

TABLE 4
Specialized Tools
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Description	Quantity	Location	Maker
None			

J3.2.3 Wastewater Collection System Manuals, Drawings, and Records

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
Manuals, Drawings, and Records
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Qty	Description	Remarks
1	Master Shore Station Development Plan Area 3 dated 12-24-57 drawing number 771032	AutoCAD not available

J3.3 Specific Service Requirements

The service requirements for the DFSP San Pedro Petroleum Terminal wastewater collection system are as defined in the Section C Description/Specifications/Work Statement. The following requirements are specific to the DFSP San Pedro Petroleum Terminal wastewater collection system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

None.

J3.4 Current Service Arrangement

?? **Current Provider:** LA Sanitation District

?? **Average Annual Effluent:** Not metered. Bill based on water consumption. Estimated annual water consumption is 118,350 CCF.

J3.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J3.5.1 Existing Secondary Meters

Table 6 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J3.6 below.

TABLE 6
Existing Secondary Meters
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Meter Location (Building#)	Meter Description
None	

J3.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 7**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J3.6 below.

TABLE 7
New Secondary Meters
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Meter Location	Meter Description
None	

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.

2. Outage Report. The Contractor's monthly outage report (blockage and overflow information) will be prepared in the format proposed by the Contractor and accepted by the Contracting

Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.

3. Infiltration and Inflow Report. If required by Paragraph C.3, the Contractor shall submit an Infiltration and Inflow report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

J3.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I: None.

J3.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the DFSP San Pedro Petroleum Terminal boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the DFSP San Pedro Petroleum Terminal wastewater collection system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 8** provides a listing of service connections and disconnections required upon transfer and **Table 9** lists current system improvement projects.

TABLE 8
Service Connections and Disconnections
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Location	Description
None	

TABLE 9
System Improvement Projects
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Location	Description
None	

J3.11 Government Recognized System Deficiencies

Table 10 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the DSFP San Pedro Petroleum Terminal wastewater collection system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

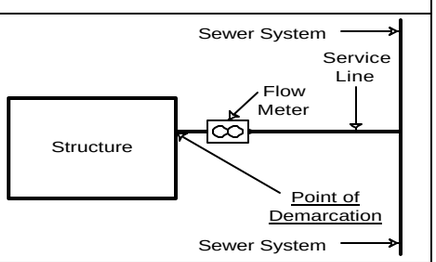
TABLE 10
System Deficiencies
Wastewater Collection System DFSP San Pedro Petroleum Terminal

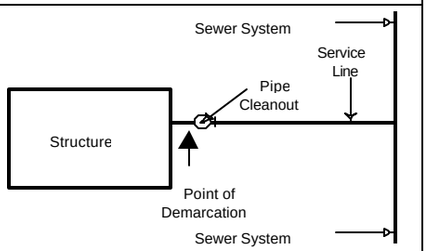
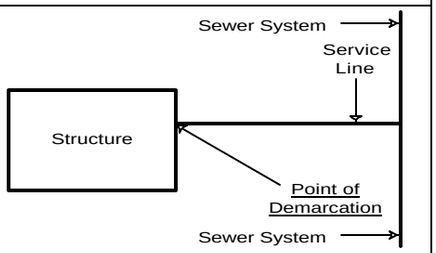
Project Location	Project Description
None	

J3.12 Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the collection system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. **Table 11** identifies the type and general location of the point of demarcation with respect to the building for each scenario. Regardless of its location, unless stated otherwise, the meter itself will always be privatized to the new owner.

TABLE 11
Points of Demarcation
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	Sewer system flow meter is located on the service line entering the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the cleanout device, if within 10' of the building perimeter	No flow meter exists and a sewer system cleanout is located within 10 feet of the building perimeter on the service line.	
Point where the service line enters the structure Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. This will then become the new point of demarcation.	No flow meter or cleanout exists on the service line entering the structure.	
Grease Trap, Oil Water Separator, and Pretreatment System connected to the wastewater collection system.	Point of Demarcation is the outlet side of the Grease Trap, Oil Water Separator, or Pretreatment System.	None
Electric power is provided to a wastewater facility via an overhead service drop. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.	The POD will be at the overhead service line's connection to the service entrance mast. If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. The POD for the electric meter will be at the wastewater utility owner's conductors to electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The wastewater utility owner will own the service entrance mast, including the can.	None
Electric power is provided to a wastewater facility via an underground service connection. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.	The POD will be at the transformer secondary terminal spade. If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the meter will be at the wastewater utility owner's conductors to electric utility owner's conductors. This meter POD applies regardless of the location	None

Point of Demarcation	Applicable Scenario	Sketch
	of the electric meters and transformers.	

J3.13 Unique Points of Demarcation

TABLE 12
Unique Points of Demarcation
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Location	Description
General discharge point near B-290	POD is located at the point where the discharge line connects to the City-owned sewer line on North Gaffey Road
Electrical Pod at Lift Station Bldg 290	POD is located at the point where power enters the control panel
Electrical Pod for other lift station	POD is located at the point where power enters the control panel

J3.14 Plants and Substations

TABLE 13
Plants and Substations
Wastewater Collection System - DFSP San Pedro Petroleum Terminal

Location	Description
None	